

**MAKING
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FOR SALE

DEVELOPMENT/OWNER OCCUPIER OPPORTUNITY

Swan Mead Day Centre, 105 Queens Road, East Grinstead, West Sussex, RH19 1BE

DESCRIPTION

- Former community centre.
- Ground floor and basement plus parking.
- GIA 1,995 sq ft (185 sq m) excluding basement.
- Scope for repurposing to residential or office use.
- Rare owner occupier opportunity.
- To be sold with VP.

LOCATION

- Town centre location close to amenities.
- East Grinstead Station 0.5 miles.

PRICE

Offers in Excess of £215,000 Freehold.

DATA ROOM

To view the data room click [here](#).

RATES

The current 2023 Rateable Value is £2,750.

VAT

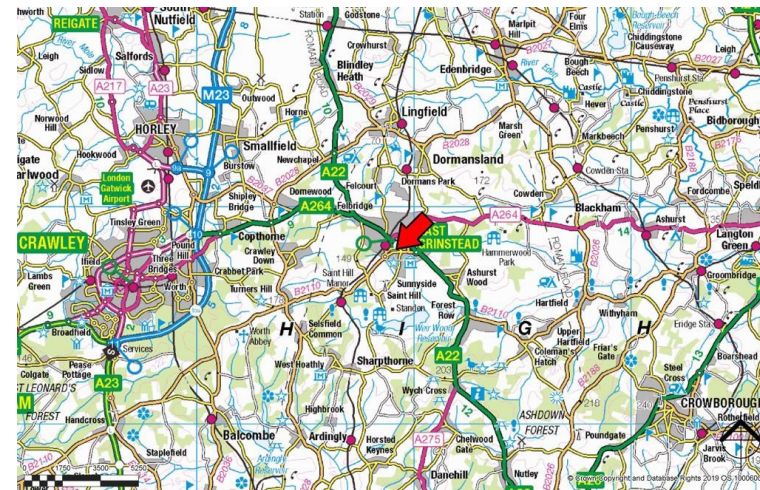
VAT exempt.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01293 441300**

James Clement

t: 07961 231286

e: jclement@shw.co.uk

Harry Speed

t: 07714 690431

e: hspeed@shw.co.uk



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